

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

FEB 18 1993

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name University Courts Historic District

other names/site number 105-055-69000 (North University Historic District)

2. Location

roughly bounded by 7th, Indiana,
street & number 10th Streets and Woodlawn Avenue na ☐ not for publication

city or town Bloomington na ☐ vicinity

state Indiana code IN county Monroe code 105 zip code 47408

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Patrick R. Ralston
Signature of certifying official/Title

2/3/93
Date

State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- ☐ entered in the National Register.
☐ See continuation sheet.
☒ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National
Register.
☐ other, (explain:)

Patrick W. Adams
Determined Eligible
DOE/OWNER OBJECTION

4/2/93

University Courts H.D.
Name of Property

Monroe Co., IN
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☒ private
☐ public-local
☒ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
77	6	buildings
0	0	sites
42	0	structures
3	0	objects
122	6	Total

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

na

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions)

see continuation sheet

Current Functions (Enter categories from instructions)

see continuation sheet

7. Description

Architectural Classification (Enter categories from instructions)

see continuation sheet

Materials (Enter categories from instructions)

foundation STONE: limestone

walls BRICK

STONE: limestone

roof ASPHALT

other WOOD: weatherboard

TERRA-COTTA

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

University Courts H.D.
Name of Property

Monroe Co., IN
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1906-1938

Significant Dates

na

Significant Person

(Complete if Criterion B is marked above)

na

Cultural Affiliation

na

Architect/Builder

Nichols, John; Grindle, Alfred

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Indiana Room of the
Monroe County Public Library

University Courts H.D.
Name of Property

Monroe Co., IN
County and State

10. Geographical Data

Acreage of Property 20.1

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	540840	4335730
Zone	Easting	Northing	
2	16	541200	4335730

3	16	541200	4335340
Zone	Easting	Northing	
4	16	540840	4335340

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Cynthia Brubaker, Architectural Conservator

organization Portfolio Design, Inc. date June 30, 1992

street & number 222 North College Ave., Suite 300 telephone 812-334-2488

city or town Bloomington state IN zip code 47404

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name on file at DHPA

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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**National Register of Historic Places
Continuation Sheet**

Section number 6 Page 1

University Courts Historic District

Function or Use

Historic Functions

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
DOMESTIC/secondary structure
EDUCATION/education-related housing
RELIGION/religious structure
LANDSCAPE/street furniture/object

Current Functions

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
DOMESTIC/secondary structure
EDUCATION/education-related housing
RELIGION/religious structure
LANDSCAPE/street furniture/object

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University Courts Historic District

Architectural Classification

Colonial Revival
Georgian Revival
Classical Revival
Tudor Revival
Mission/Spanish Colonial Revival
Bungalow/Craftsman

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University Courts Historic District

SUMMARY

The University Courts Historic District is composed of several institutional buildings interspersed harmoniously with single family residences, duplexes and small apartment buildings, just northwest of the Indiana University campus in Bloomington, Monroe County, Indiana. A wealth of architectural styles, popular during the time of the district's development between 1911 and 1938, and executed in a rich variety of building materials, are presented with a comfortable residential scale. Brick and limestone predominate among the buildings and the many retaining walls, which, along with Bloomington's only remaining brick streets, create a charming and unique environment. The combination of university related uses and housing for prominent Bloomington citizens provides a historic synthesis of "town and gown." The solid integrity of the district's resources promotes this historic association.

There are a total of 128 resources in the district. The 77 contributing buildings include 1 church, 4 greek houses, 43 houses, 15 duplexes, 2 apartment buildings and 12 garages. The retaining walls in the district are counted as 38 contributing structures (one per property). The four brick streets, Park, Fess, Eighth and Ninth, are counted as four contributing structures. There are three contributing objects. The six noncontributing resources include one carport, two ranch style houses, two apartment buildings and one museum building, all built since the period of significance. The Indiana University campus surrounds the district to the east and south. The immediate campus area includes dormitory buildings, athletic fields, tennis courts, the journalism building, the student union building and a large grassy area known as Dunn Meadow. East Tenth Street provides a northern boundary and separates the district from an apartment building and houses that display a different character from those in the district. Houses in the six lots northwest of the district were not developed until after the period of significance and the proposed North Indiana Avenue Historic District abuts the district to the west. Most of the houses in the district are sited high above the street with limestone and brick retaining walls or grassy banks at the perimeter of the yards and abutting the sidewalks. All of the streets within the district's boundaries are paved with bricks. Markings on the bricks read "Poston Block," "Poston's Knobstone Block" and "Brazil" (Brazil, Indiana).

GREEK HOUSES

Four buildings in the district are large brick or limestone structures built to house Indiana University fraternities or sororities. The Sigma Chi House, erected in 1906, is the only structure in the district that predates platting of the area. It was the first greek house to be built at Indiana University and is one of two buildings in the district built and still functioning as a greek house. Located at the southwest corner of the district at 601 East Seventh

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University Courts Historic District

Street (photo 1), this two-and-one-half-story, limestone veneer, Georgian Revival house is distinguished by its large central portico, delicate entrance with elliptical fanlight transom, gambrel roof and pedimented attic dormers. The house was remodeled and doubled in size in 1953. The addition was designed in a compatible style with the same limestone veneer details, so that the building's contributing qualities are maintained.

The Kappa Alpha Theta sorority house at **441 North Woodlawn (photo 7)** was built between 1931 and 1934, and is the second of two greek houses built and still functioning as such. This limestone veneer, Tudor Revival style house has characteristic steeply pitched, slate tile roofs, multiple gables, a crenelated parapet on a one-story library addition and multi-paned steel casement windows. A contributing garage is located in the parking lot behind the Kappa Alpha Theta house. This limestone structure originally serviced a house facing North Park, which was torn down. The limestone retaining wall along the alley on the south edge of the property is a contributing structure.

The former Delta Tau Delta fraternity house at **601 East Eighth (photo 15)** was built during the school year of 1935-1936. This brick Georgian Revival structure was built to replace a Tudor Revival style Delta Tau Delta house that burned on the same site in February of 1935. The house was converted for use as the Indiana University William Hammond Mathers Museum of World Cultures in the 1980s. The large two-and-one-half-story structure is brick with massive limestone quoins, limestone window and door surrounds and a slate tile roof. A two-story, in antis portico, a limestone entrance portico and attic dormers give the main or south facade its impressive, formal appearance. The limestone retaining wall with brick piers is a contributing structure on this property. The modern, 1970s Glen Black Archaeology Laboratory building was doubled in size in the 1980s with the addition of the Mathers Museum in the same modern style. A narrow passage was built to connect the new building with the former Delta Tau Delta house, which became part of the museum. The new building is counted as a separate noncontributing resource and described further below.

The Delta Zeta sorority house at **809-815 East Seventh (photo 4)** was built between 1922 and 1925. This two-and-one-half-story brick Classical Revival house has a two-story pedimented portico on the main or south facade. The house was expanded to the east in the 1950s with a large brick addition designed in a sympathetic style. The house currently serves as offices for Indiana University. The brick retaining wall at the front of the property is a contributing structure.

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University Courts Historic District

In addition to the four greek houses described above, many houses in the district were built as single family homes and later converted to use as greek houses. These include: 703 East Seventh, which was the Alpha Omicron Pi sorority house for over thirty years (photo 2 is from the 1923 Indiana University yearbook, the Arbutus) and the Tau Kappa Epsilon house in the 1960s; 402 North Park (photo 9), which was the Delta Tau Delta fraternity house from 1921 to 1926; 825 East Eighth (photo 6), which was the Kappa Delta sorority house for most of the 1920s; the Ellis Johnson house at 501 North Park (photo 24), which was the Omega Psi Phi fraternity house in the 1970s and 1980s; and the Hoadley house at 513 North Park (photo 23), which was the Zeta Beta Tau house in the 1960s and the Alpha Sigma Phi fraternity house in the 1970s. One house built as a duplex at 422 North Fess (photo 17), was the Kappa Delta sorority house for a short time in the 1930s. These houses are described in more detail below.

CHURCH

The University Lutheran Church at **607 East Seventh (photo 1)** is the only religious structure in the district. Alfred Grindle, an English born architect, designed the "University Evangelical Lutheran Church," dedicated in 1932. This limestone veneer church is largely Gothic Revival with parapet gable ends, buttresses and a crenelated bell tower. Tudor Revival influence is also present in the half-timber entrance structure and the attached parsonage. Grindle also designed the Trinity Episcopal Church on Kirkwood, two schools and numerous houses in a similar style. The limestone retaining wall is a contributing structure and the outdoor announcement sign at the front of the church is a contributing object.

SINGLE FAMILY DWELLINGS

Forty-three single family houses were built in the district between the platting of the First University Courts Addition in 1911 and 1938. Six houses built with limestone veneer include two palatial homes at **703 East Seventh (photo 2)** and 513 North Park. The former was one of the first houses built in the district. University Courts developer Louis Hughes, built this home in a sprawling rectilinear plan and under the stylistic influence of the Craftsman movement. A three-story tower with a hipped roof, colonnaded sunroom with a flat roof and a gabled two-story extension to the west, all contribute to the complexity of the plan. An atrium space with a fountain once graced the inside of this elegant structure, which was converted for use as a sorority and later for offices. Exterior Craftsman style details include the exposed roof rafters, the use of locally quarried rock-faced limestone veneer and multi-paned casement windows.

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University Courts Historic District

The Hoadley house at 513 North Park (photo 23) was built by a limestone company owner in 1926. William Hoadley designed the house in a style inspired through his exposure to hundreds of house plans in his estimating work at the stone mill. Tudor Revival influence is present in the large front-facing gables, Tudor arch doorway and multi-paned casement windows.

Louis Hughes built a more modest limestone veneer house at 715 East Seventh (photo 3) between 1922 and 1925. This Tudor Revival and Craftsman style house is distinguished by the steep pitch and multiple gables of the Tudor Revival style, a limestone veneer facade, Craftsman style eave brackets and multi-paned sash, and a fanlight transom over the front door. The limestone retaining wall at the front of the property is a contributing structure. The limestone veneer house at 422 North Indiana (photo 16) was built by a local businessman between 1911 and 1916 in the Dutch Colonial Revival style. The signature gambrel, clay tile roof and symmetrical composition are augmented by Craftsman style details such as oversized eave brackets, multi-paned sash and exposed rafters on the flat-roofed porches. The limestone retaining wall around this property is a contributing structure. Two smaller limestone veneer houses were constructed between 1920 and 1927 at 801 East Ninth (photo 9, far left) and 809 East Ninth. Both are simple structures with Craftsman style details.

The most common building material in the University Courts Historic District is red brick. Twenty-seven houses originally built as single family homes were constructed with brick veneer. Three are large bungalows including the Spanish Colonial Revival 705 East Seventh (photo 3) built between 1911 and 1916 by one of the original owners and developers of the neighborhood. A Spanish Colonial style curvilinear gable with limestone vigas is combined with Craftsman style exposed roof rafters, two-toned brown tapestry brick and a basic bungalow form. The house at 712 East Eighth is also a good example of the bungalow style.

The Ellis Johnson house at 501 North Park (photo 24, ca. 1930) built in 1922 is a quintessential example of the Craftsman/bungalow style. Knee braces, exposed roof rafters, multi-paned sash and the wide front porch with large corner piers, are all typical features found here. The limestone retaining wall surrounding the house is a contributing structure on the property. Johnson's father, Charles, built a very similar house at 304 East Eighth (photo 8) the same year. A comparison of these two houses reveals the closeness of the Craftsman and Tudor Revival styles. The two have identical details, knee braces, multi-paned sash, exposed rafters and red brick, but one has a bungalow form with a low-pitched roof, the other a more Tudor Revival form with steeply-pitched gables.

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University Courts Historic District

Two period revival styles are used among the brick single family homes in the district. Three examples of Tudor Revival style cottages built with red brick veneer are found at **801 East Seventh (photo 4)** and **409 North Park** (with ceramic tile roof), both with multiple, steeply pitched gables and built in the late 1920s, and **504 North Fess (photos 18 and 24)**, built between 1929 and 1931. The house at 504 North Fess was built as the third in a trio of houses (the other two are duplexes) centered around a courtyard and ringed by a limestone and brick retaining wall. Semi-circular stairwells cut into the retaining wall provide access from the sidewalk to the level of the yard above. An original limestone bird bath with carved seahorses and outdoor brick fireplace in the backyard of 504 North Fess are counted as two contributing objects. This complex of resources at 504-512 North Fess represents an outstanding resource in the district.

The most dominant architectural style represented among the district's popular red brick homes is the American Colonial or Georgian Revival style. These include the houses at:

- 309 North Woodlawn (photo 5)
- 321 North Woodlawn (photo 5)
- 402 North Park (photo 9)
- 410 North Park (photo 9)
- 415 North Park
- 516 North Fess
- 517 North Fess (photo 19)
- 520 North Fess
- the Ward Johnson house at 707 East Eighth (photo 12, ca. 1930)
- 713 East Eighth, with contributing garage (photo 12)
- 809 East Eighth (photo 6)
- 815 East Eighth (photo 6)
- 702 East Tenth (photo 21)

These houses display classical details such as modillioned cornices, entrance porticoes, multi-paned sash and end gable returns, which are all typical of the style. The house at 702 East Tenth has a ceramic tile roof.

Six brick single family homes in the district are typical of the Craftsman/American four-square style. These include: **421 North Park (photo 7)**; **505 North Fess (photo 19)**; **506 North Indiana**; **701 East Eighth (photo 13)**, with a contributing garage at the rear; **803 East Eighth (photo 9)** and **714 East Ninth**. One Prairie style house in the district is found at **825 East Eighth (photo 6)**. The wide overhanging eaves, grouped narrow windows, and horizontal orientation are characteristic of this style.

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University Courts Historic District

Wood frame single family homes were also built in the University Courts Historic District. One, located at **812 East Eighth (photo 8)**, is a small cottage, which is an anomaly among the district's spacious houses. Three are Colonial Revival in style including the house at **802 East Eighth (photo 8)** and **515 North Park (photo 23)**, which are both American Colonial Revival, and the house at **704 East Tenth (photo 21)**, which, with its gambrel roof, is Dutch Colonial Revival. The house at 515 North Park has a contributing garage at the rear. The remaining wood frame houses are Craftsman/American four-square in style. The basic American four-squares include: **502 North Indiana (photo 16)**, which has classical porch columns that were added in the 1980s; and **519 and 521 North Fess (photo 20)**. Two simple wood frame homes include a two-story hipped roof house at **503 North Park (photo 24)** and a one-and-one-half-story gabled roof house at **521 North Park (photo 22)**. An American four-square with Craftsman details is the **Stith Thompson house at 406 North Fess (photo 13)**. The battered porch posts, knee braces and three-over-one window sash are typical of this style.

MULTI-FAMILY DWELLINGS

Seventeen historic buildings in the district were built as multi-family dwellings including side-by-side duplexes (two floors per unit), one-over-one flats (one floor per unit) and apartments. These structures were designed and built during the same period with the same building materials, scale, massing and architectural styles as the single family homes in the district. As a result of this consistency, the multi-family dwellings blend well with the residential character of the district. In addition, nearly all of these multi-family dwellings were originally owner occupied with tenants who were colleagues and friends, thereby contributing to the neighborly atmosphere of the district.

The side-by-side duplexes built with limestone veneer include: two houses in the Tudor Revival/Craftsman style at **622-624 East Eighth** and **315-317 North Fess** (with contributing garage), **(photo 14)**, which are both distinguished by half-timbering in the gables; a Craftsman/American four-square house at **710-712 East Ninth (photo 17)**; and an American Colonial Revival style house at **422 North Fess (photo 17)**, which is surrounded by a limestone retaining wall.

The side-by-sides built with brick veneer include: two Craftsman/American four-squares at **816-820 East Eighth** and **714 East Ninth (photo 17)**; a Tudor Revival at **514 North Fess** with a contributing garage; and American Colonial Revival style houses at **310-312 North Park**, **506-508 North Fess** and **510-512 North Fess**. The duplexes at 506-512 North Fess, together with the single family house at 504 North Fess, are clustered around a center courtyard and surrounded by a limestone and brick retaining wall with arched gateways (described above).

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University Courts Historic District

The Craftsman/American four-square duplex at **525-527 North Park (photo 22)** is a wood frame structure with a limestone foundation and a brick porch. The twin Craftsman style **Feltus Duplexes** at **715-717 East Eighth** and **405-407 North Park (photo 10)** have brick veneer on the first floor and are wood frame with board and batten siding on the second floor. The wide overhanging eaves, exposed roof rafters, open porch roof trusses and multi-paned upper sash are characteristic Craftsman style details replicated on both buildings. This pair, with one facing south and the other turned ninety degrees and facing east, is an outstanding resource in the district.

Three houses in the district are described as one-over-one flats, where one unit is on the first floor and the second unit is above it on the second floor. The limestone veneer **Bowman house**, a Craftsman/American four-square style house at **718-720 East Eighth (photo 11)** is an example of this form built by a limestone company owner. The solid construction displays such Craftsman style details as the use of local limestone and native hardwood framing, a cement tile roof and multi-paned upper sash. The Spanish Colonial Revival house at **719 East Seventh (photo 3)** is a brown brick veneer version of this form, which is accented with limestone quoins, sills and lintels, some over round-arched windows and a colonnaded porch with exposed roof rafters and a limestone medallion in its east gable. The American Colonial Revival house of flats is found next door at **309-311 North Park** with a red brick veneer facade trimmed in limestone.

Cecil and Inez Harlos designed and decorated the two-building **Harlos Court Apartments** complex at **509-513 North Fess** and **515 North Fess (photo 19)** in 1927. The contoured parapets, multi-paned steel casement windows and tiled roof sections characterize the Spanish Colonial style of these large multi-family brick dwellings. Technically, the buildings were side by side flats (509-513) and apartments (515). The interiors of the apartments have spacious floor plans, original wood trim and floors and retain their original integrity.

NONCONTRIBUTING

The noncontributing resources in the district include two small 1950s ranch style houses at **607 East Ninth** and **503 North Fess**, two 1930s apartment houses at **408-420 North Fess (photo 17)**, the 1970s and 1980s Indiana University Glenn A. Black Laboratory of Archaeology and William Hammond **Mathers Museum** of World Cultures on the west side of the four hundred block of North Fess (**photo 15**) and a carport behind the house at **405-407 North Park**. The carport is at the rear of its lot and not visible from the street. The ranch and apartment houses are built in a way that maintains the common street wall and the scale of surrounding buildings. The Black Laboratory/Mathers Museum building presents the biggest intrusion into the integrity of the district however, contributing resources surround this building to the degree that the overall integrity of the district is not compromised by its presence.

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University Courts Historic District

SUMMARY

The comfortable, gracious homes in the University Courts Historic District were built by developers, limestone men, others whose fortunes were made in business and industry in Bloomington, and by distinguished members of Indiana University's academic community. The houses were constructed predominantly out of brick and limestone in the popular period revival styles of the day. Georgian, Spanish Colonial or Mission Revival dominated in the 1920s and Colonial Revival in the 1930s. The influence of the Craftsman movement is also evident throughout the district. In University Courts, a church and greek letter society houses were interspersed harmoniously with single family residences, duplexes and small apartment buildings. All were built at a comfortable residential scale. The wealth of architectural styles, rich variety of building materials, brick and limestone retaining walls, and Bloomington's only remaining brick streets, create a charming and unique environment, a synthesis of "town and gown."

HISTORIC CONTEXT

Upon examination of historic districts identified in the City of Bloomington Interim Report--Indiana Historic Sites and Structures Inventory the University Courts Historic District can be evaluated in the context of residential neighborhoods developed between 1906 and 1938. Special emphasis within this context will be placed on neighborhoods that relate geographically to the Indiana University campus. No comparable districts exist elsewhere in Monroe County.

In 1857, Moses Fell Dunn, an attorney and farmer, inherited a 160-acre tract of land that encompassed what is now the University Courts Historic District. Dunn sold and platted parcels of his land over the years including the land for the new Indiana University campus, which moved from Seminary Square in 1884. The city expanded eastward toward the new campus and new residential and commercial areas were created. Bloomington experienced a period of general growth and prosperity beginning with the boom in the limestone industry, furniture manufacturing and the university in the 1890's, which lasted into the 1920's, and which played a role in the development of the University Courts district.

The Sigma Chi house, erected in 1906, is the only structure in the district that predates platting of the area. The University Courts Historic District is made up of four additions to the City of Bloomington, which were platted between 1911 and 1913. Moses Dunn, whose farmhouse stood just east of the present neighborhood on the site of the Indiana University HPER building (the former Men's Gym), sold the land to Elvet and Cora Rhodes in 1910. The Rhodeses, together with the German American Trust Company, platted the First University Courts Addition in 1911 (bounded by Seventh, Indiana, Tenth and Fess). The

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University Courts Historic District

Rhodeses sold an adjoining parcel of the land to Thomas and Nettie Sare in 1913, who in turn platted the Second (bounded by Seventh, Fess, Tenth and Park), Third (bounded by Seventh, Park, Tenth and Sluss, now Woodlawn) and Fourth (bounded by Seventh, Sluss, Tenth and Forest) University Courts Additions the same year. The Sare's sold the platted land to the University Court Realty Company, a group of Bloomington bankers and lawyers, who developed the neighborhood by providing certain amenities and selling off the lots for building. The Fourth Addition was purchased by Indiana University and the other three additions developed into a highly desirable neighborhood in the 1920s and 1930s for the important men and women of Bloomington and the university. The newest historic resource in the district is the house at 503 North Park, built between 1936 and 1938.

The City of Bloomington Interim Report identified six residential historic districts that enjoy geographic nearness to the campus. These include: the Elm Heights Historic District (105-055-76000); the University Street Historic Bungalow District (105-055-75000); the East Second Street Historic District (105-055-74000); the South Dunn Street Historic District (105-055-73000); the North Indiana Avenue Historic District (105-055-68000); and the University Courts Historic District (105-055-69000, listed as North University Historic District). The South Dunn Street and North Indiana Avenue districts were both developed before the turn of the century and have many resources that date from before the platting of the University Courts district. The other districts listed were platted and developed within the same general time frame as the University Courts district and do enjoy similar architectural resources.

The University Courts Historic District is unique among these districts for its unique combination of single and multi-family housing, a church, fraternities and sororities. The Sigma Chi house, erected in 1906, was the first greek house to be built at Indiana University. As many as nine greek letter societies were housed in University Courts over the years. Some of these dwellings were originally designed as single-family homes and were later used for greek houses. The close proximity to the campus contributed to the popularity of the neighborhood for housing students as well as, faculty and administration.

HISTORY OF BUILDERS AND RESIDENTS

One of the first builder/residents in the district was Louis W. Hughes, proprietor of the Hughes Brothers Company. Located at the corner of Fourth Street and the Monon Railroad near downtown Bloomington in 1916, the family owned and run business was established in 1880 and sold "everything in building material." Hughes built the large house at **703 East Seventh (photo 2)** and lived here with his wife, Maude Orr Hughes, by 1916. By 1922, Hughes was living in a duplex at **710-712 East Ninth (photo 17)** and his home at 703 East Seventh was the Alpha Omicron Pi sorority house. By 1925, Hughes was living at **715 East Seventh (photo 3)**, which he also built.

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Another early builder/resident in the district was Thomas J. Sare (1869-1944), attorney in the firm Springer & Sare. Sare, a graduate of the Indiana University Law School, was a member of the state legislature in 1915, a partner in the Sare-Hoadley Stone Company and a partner in the University Court Realty Company, to which he and his wife, Nettie Tarkington Sare, sold some of the land platted for the district. The Sares built and occupied the house at **705 East Seventh (photo 3)** between 1911 and 1916. In 1925, the Sares had built and moved to a new house two doors down at **719 East Seventh (photo 3)**, where they remained until the 1940s. Henry Lester Smith, Dean of the Indiana University School of Education, and his wife, Johnne Rutland Smith (1889-1977), patron of the arts, author, educator, women's advocate and member of the Monroe County Hall of Fame, lived in the Sare's first house at 705 East Seventh from 1925 until the 1970s.

Many of the houses in the district were built and/or occupied by proprietors of local businesses or actors in the political scene. These include:

Walter W. Allen, Allen Funeral Home, and his wife, Glenna, at **704 East Tenth (photo 21)**

Ben Becovitz, The Louben clothing store, and his wife, Mabell, at **622-624 East Eighth (photo 14)**

Elmer L. Bender, Globe Clothing Company, and his wife, Henrietta, at 512-514 North Indiana, demolished 1992

Tunie Buskirk, widow of prominent Bloomington lawyer and stone man Philip Kearny "P.K." Buskirk, at **505 North Fess (photo 19)**

Herman Bowman, Bowman Schwab limestone mill, and his wife, Elizabeth, at **718-720 East Eighth (photo 11)**

Joseph H. Campbell, Mayor of Bloomington, and his wife, Ida, at 815 East Seventh, no longer standing

Paul Feltus, publisher of the weekly BLOOMINGTON STAR, newsletters and trade journals, and his wife, Lucille, at **405-407 North Park (photo 10)**

Preston Gilliatt, Graham Hotel, and his wife, Sara, at **422 North Fess (photo 17)**

Herman U. Grant, Grant Sales Agency, and his wife, Sara Grant, at **701 East Eighth (photo 13)**

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Cecil Harlos, builder with Hughes Brothers Company, builder and resident, with wife, Inez, of the Harlos Court Apartments at 509-515 North Fess (photo 19)

Almer O. Henry, Henry and Kerr bakery and restaurant, and his wife, Margaret Belle Henry, at 801 East Seventh (photo 4)

William B. Hoadley, lawyer, stone company owner, state senator and president of Valhalla Memorial Park, and his wife, Lucille Hughes Hoadley, daughter of University Courts' developer Louis Hughes, at 513 North Park (photo 23)

Charles, Ward and Ellis Johnson; Charles and sons, Ward and Ellis, ran Johnson's Creamery, a local dairy and ice house; Charles and his wife, Mary, lived first at the southeast corner of Ninth and Fess, no longer standing, then in retirement at 804 East Eighth (photo 8); Ward and his wife, Ada, built the house at 707 East Eighth (photo 12); and Ellis and his wife, Eula, built the house at 501 North Park (photo 24)

Thomas G. Karsell, Bloomington Milling Company, and his wife, Harriet, at 422 North Indiana (photo 16)

Joseph and Agnes Nurre, Nurre Mirror Plate Company, 617 East Eighth, no longer standing

Edgar O'Harrow, Varsity Pharmacy, and his wife, Opal, at 321 North Woodlawn (photo 5)

John W. O'Harrow, druggist and owner of O'Harrow's Drug Store, and his wife, Cora, at 715-717 East Eighth (photo 10)

George H. Smith, Smith Electric Company, and his wife, Maude H., at 410 North Park (photo 9)

Charles H. Springer, attorney and partner with Thomas Sare, and his wife, Ella, at 816-820 East Eighth

W. Earl Sullivan, Sullivan and East Clothiers, at 618 East Ninth, no longer standing

Chester F. Tournier, Tournier Coal Company, and his wife, Ethel S., at 405-407 North Park (photo 10)

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Harry P. and Nova Vonderschmitt, Indiana Theatre, at 409 North Park

E.D. Williams, Williams Jewelry and Music Store, and his wife, Ella, at 502 North Indiana (photo 16)

Circuit Court Judge James B. Wilson, and his wife, Maude, at 402 North Park (photo 9)

Glen Woodward, Woodward Insurance Agency, and his wife, Ella, at 501 North Park (photo 24)

Numerous Indiana University professors and administrators resided in the district from the beginning of its development up to the present time. Some of these are:

William F. Book, professor, and his wife, Clara F., at 504 and 506-508 North Fess (photo 18)

Ivy L. Chamness, Director of Publications, at 710-712 East Ninth (photo 17)

Zora G. Clevenger (1881-1970), head of the Athletic Department from 1923 to 1946, and his wife, Ethel S., at 310-312 North Park (photo 8)

Major H.B. Crea, Military Instructor, and his wife, Jessie, at 816-820 East Eighth

Everett S. Dean, basketball and baseball coach, at 715-717 East Eighth (photo 10)

Beatrice Geiger, Professor of Chemistry, at 514 North Fess

Earl C. Hayes, track coach, at 710-712 East Ninth (photo 17)

Paul V. McNutt (1891-1955), Dean of the Law School and later Governor of Indiana from 1933-1937, and his wife, Katherine, at 712 East Eighth

Thomas E. Nicholson, Professor of Psychology, and his wife, Nora E., at 519 North Fess (photo 20)

William A. Rawles, Dean of the School of Commerce and Finance, and his wife, Harriet P., at 415 North Park

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Una Robinson, Professor of Home Economics, at **514 North Fess**

Elizabeth Sage, Assistant Professor of Home Economics and founder of the Elizabeth Sage Costume Collection (which contains articles of clothing from 1830 to the present), at **312 East Eighth (photo 8)**

Henry Lester Smith, Dean of the School of Education, and his wife, Johnne Rutland Smith, mentioned above, at **705 East Seventh (photo 3)**

Ewald O. "Jumbo" Stiehm, football coach, at **825 East Eighth (photo 6)**

Stith Thompson, Professor of English and Folklore, and his wife, Louise, at **406 North Fess (photo 13)**

Dean of Women Agnes E. Wells, at **715-717 East Eighth (photo 10)** and 420 North Indiana, no longer standing

Kenneth Williams, Professor of Mathematics, father of the R.O.T.C. at Indiana University, and celebrated author of a five volume history of the Civil War, Lincoln Finds a General, at **702 East Tenth (photo 21)**

ARCHITECTS

Two architects are known to have designed structures in the district. The University Evangelical Lutheran Church at **607 East Seventh (photo 1)**, organized in 1930 and dedicated in 1932, was designed by Alfred Grindle, an English born and trained architect. The style of the church is typical of other projects of Grindle's in Bloomington including the Trinity Episcopal Church (105-055-80092), the Elm Heights School (105-055-76017) and Hunter School and several homes in the Elm Heights Historic District (105-055-76000). Grindle donated the altar set in the church and a watercolor painting was donated by Baden Grindle. Stained glass windows in the church were donated by members. Grindle also designed a commercial structure at 120 North Walnut, which is in the Courthouse Square Historic District (listed on the National Register December 18, 1990).

The second architect in the district was John Lincoln Nichols, a native Bloomington architect. Nichols designed at least four houses in the district, all designed or built by 1922. These include: the Ward Johnson house at **707 East Eighth (photo 12, ca. 1930)**; the James Havens residence at **515 North Park (photo 23)**; the J.B. Smallwood residence at 716 East Eighth (no longer standing); and a house for Robert Hamilton at **517 North Fess (photo 19)**.

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Community Planning and Development

The University Courts Historic district is significant under criterion C for its contribution to the history of community planning and development in Bloomington. The University Court Realty Company, whose members included many builders and residents of the district, were responsible for the development of the neighborhood. Brick paved streets, sidewalks and street lights were installed in the nine-block area in an effort to present a unified and desirable neighborhood close to campus and downtown. The building of high quality multi-family dwellings in a traditional single-family-dwelling atmosphere provided a new and unique environment for the growing business and university community. The new building lots were bought up by Bloomington's elite, many of whom moved from large older homes along North College Avenue, North Walnut and North Washington Streets.

CRITERION C

The University Courts Historic District is significant under criterion C for its embodiment of architectural styles popular between the first platting of the district in 1911 and the construction of the newest historic resource in 1938. The district is also unique for its representation of several housing types: single and multi-family homes; greek letter society houses; a church and apartment houses; all built with the very best materials and every "modern convenience."

The architectural styles in the district include the American Colonial, Georgian, Classical, Tudor and Mission or Spanish Colonial Revivals and Craftsman bungalows, American four-squares and cottages. These buildings were constructed with limestone and brick veneer facades or in wood frame, many have slate or ceramic tile roofs. The quality of workmanship was very good and most of these homes retain a high degree of original details, materials and floor plan.

The housing types in the district include one church, four greek houses (one with a contributing garage), forty-three single-family dwellings (five with contributing garages) and seventeen multi-family dwellings (six with contributing garages). The multi-family structures include side-by-side duplexes (two floors per unit), one-over-one flats (one floor per unit) and apartments. This combination of housing types is well integrated and is further augmented by brick and limestone retaining walls, brick streets and mature landscaping.

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GREEK HOUSES

Four buildings in the district are large brick or limestone structures built to house Indiana University fraternities or sororities. The Sigma Chi house at **601 East Seventh Street (photo 1)**, built in 1906/1953, and the Kappa Alpha Theta house at **441 North Woodlawn (photo 7)**, built between 1931 and 1934, were both constructed and still function as a fraternity and sorority respectively. The Sigma Chi house is a limestone veneer, Georgian Revival house with a large central portico, entrance portico with elliptical fanlight transom, gambrel roof and pedimented attic dormers. The Kappa Alpha Theta house is a limestone veneer, Tudor Revival style house with characteristic steeply pitched roofs, multiple gables, a crenelated parapet on a one-story library addition and multi-paned steel casement windows. Greek houses that have been converted to other uses include the Delta Tau Delta fraternity house at **601 East Eighth (photo 15)**, a brick Georgian Revival structure built during the school year of 1935-1936, and the Delta Zeta sorority house at **809-815 East Seventh (photo 4)**, a brick Classical Revival house built between 1922 and 1925. Both houses have large two-story porticos on the main facade and contributing retaining walls around the property.

Several houses in the district were built as single family homes and later converted to use as greek houses. These include: 703 East Seventh, which was the Alpha Omicron Pi sorority house for over thirty years (photo 2 is from the 1923 Indiana University yearbook, the Arbutus) and the Tau Kappa Epsilon house in the 1960s; 402 North Park (photo 9), which was the Delta Tau Delta fraternity house from 1921 to 1926; 325 East Eighth (photo 6), which was the Kappa Delta sorority house for most of the 1920s; the Ellis Johnson house at 501 North Park (photo 24), which was the Omega Psi Phi fraternity house in the 1970s and 1980s; and the Hoadley house at 513 North Park (photo 23), which was the Zeta Beta Tau house in the 1960s and the Alpha Sigma Phi fraternity house in the 1970s. One house built as a duplex at 422 North Fess (photo 17), was the Kappa Delta sorority house for a short time in the 1930s.

CHURCH

The University Lutheran Church at **607 East Seventh (photo 1)** is the only religious structure in the district. Alfred Grindle, an English born architect, designed the "University Evangelical Lutheran Church," dedicated in 1932. This limestone veneer church is largely Gothic Revival with parapet gable ends, buttresses and a crenelated bell tower. Tudor Revival influence is also present in the half-timber entrance structure and the attached parsonage. Grindle also designed the Trinity Episcopal Church on Kirkwood, two schools and numerous houses in a similar style. The limestone retaining wall at the front of the property is a contributing structure and the outdoor announcement sign at the corner of the property is a contributing object.

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SINGLE FAMILY DWELLINGS

The single family dwellings in the district include six houses built with limestone veneer facades. Two are palatial homes at **703 East Seventh (photo 2)**, built by University Courts developer Louis Hughes between 1911 and 1916, and the Hoadley house at **513 North Park (photo 23)**, built by limestone company owner William Hoadley in 1926.

The most common building material in the University Courts Historic District is red brick. Twenty-seven houses originally built as single family homes were constructed with brick veneer. Three are large bungalows including the Spanish Colonial Revival **705 East Seventh (photo 3)** built between 1911 and 1916 by University Courts developer Thomas Sare. The **Ellis Johnson house** at **501 North Park (photo 24, ca. 1930)** built in 1922 is a quintessential example of the Craftsman/bungalow style. Knee braces, exposed roof rafters, multi-paned sash and the wide front porch with large corner piers, are all typical features found here. Johnson's father, Charles, built a very similar house at **804 East Eighth (photo 8)** the same year. A comparison of these two houses reveals the closeness of the Craftsman and Tudor Revival styles. The two have identical details: knee braces, multi-paned sash, exposed rafters and red brick; but the former has a bungalow form with a low-pitched roof, the latter a more Tudor Revival form with steeply-pitched gables.

A large Tudor Revival style cottage built with red brick veneer at **504 North Fess (photos 13 and 24)**, built between 1929 and 1931, was built as the third in a trio of houses (the other two are duplexes) centered around a courtyard and ringed by a limestone and brick retaining wall. Semi-circular stairwells cut into the retaining wall provide access from the sidewalk to the level of the yard above. An original limestone bird bath with carved seahorses and outdoor brick fireplace in the backyard of 504 North Fess are counted as two contributing objects. This complex of resources at 504-512 North Fess represents an outstanding resource in the district.

The most dominant architectural style represented among the district's popular red brick homes is the American Colonial or Georgian Revival style. These houses display classical details such as modillioned cornices, entrance porticoes, multi-paned sash and end gable returns, which are all typical of the style. Five brick single family homes in the district are typical of the Craftsman/American four-square style. One Prairie style house in the district is found at **825 East Eighth (photo 6)**. The wide overhanging eaves, grouped narrow windows, and horizontal orientation are characteristic of this style.

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Wood frame single family homes built in the University Courts Historic District include a small cottage at **812 East Eighth (photo 8)**, which is an anomaly among the district's spacious houses, two American Colonial and one Dutch Colonial Revival style houses and Craftsman/American four-squares.

MULTI-FAMILY DWELLINGS

Seventeen historic buildings in the district were built as multi-family dwellings. These structures were designed and built during the same period with the same building materials, scale, massing and architectural styles as the single family homes in the district. As a result of this consistency, the multi-family dwellings blend well with the residential character of the district. In addition, nearly all of these multi-family dwellings were originally owner occupied with tenants who were colleagues and friends, thereby contributing to the neighborly atmosphere of the district.

The side-by-side duplexes were built with limestone and brick veneer and in wood frame. One very good example of a limestone veneer duplex in the district is found at **422 North Fess (photo 17)**. This American Colonial Revival style house is surrounded by a limestone retaining wall. The side-by-sides built with brick veneer include: two Craftsman/American four-squares at **816-820 East Eighth and 714 East Ninth (photo 17)**; a Tudor Revival at **514 North Fess**; and American Colonial Revival style houses at **310-312 North Park, 506-508 North Fess and 510-512 North Fess**. The duplexes at 506-512 North Fess, together with the single family house at 504 North Fess, are clustered around a center courtyard and surrounded by a limestone and brick retaining wall with arched gateways (described above).

The twin Craftsman style **Feltus Duplexes** at **715-717 East Eighth and 405-407 North Park** are outstanding examples of the side-by-side duplex. Both have brick veneer on the first floor and are wood frame with board and batten siding on the second floor. The wide overhanging eaves, exposed roof rafters, open porch roof trusses and multi-paned upper sash are characteristic Craftsman style details replicated on both buildings. The former faces south and the latter is sited at a ninety degree angle and faces east.

Three houses in the district are described as one-over-one flats, where one unit is on the first floor and the second unit is above it on the second floor. The limestone veneer **Bowman house**, a Craftsman/American four-square style house at **718-720 East Eighth (photo 11)** is an example of this form built by a limestone company owner. The solid construction displays such Craftsman style details as the use of local limestone and native hardwood framing, a cement tile roof and multi-paned upper sash. Two other examples are the Spanish Colonial Revival house at **719 East Seventh (photo 3)** and the American Colonial Revival house next door at **309-311 North Park**.

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Cecil and Inez Harlos designed and decorated the two-building **Harlos Court Apartments** complex at 509-513 North Fess and 515 North Fess (photo 19) in 1927. The contoured parapets, multi-paned casement windows and tiled roof sections characterize the Spanish Colonial style of these large multi-family brick dwellings. Technically, the buildings were side by side flats (509-513) and apartments (515). The interiors of the apartments have spacious floor plans, original wood trim and floors and retain their original integrity.

INTEGRITY

The noncontributing resources in the district include two small 1950s ranch style houses at 607 East Ninth and 503 North Fess, two 1980s apartment houses at 408-420 North Fess (photo 17), the 1970s and 1980s Indiana University Glenn A. **Black Laboratory** of Archaeology and William Hammond **Mathers Museum** of World Cultures on the west side of the four hundred block of North Fess (photo 15) and a carport behind the house at 405-407 North Park. The carport is at the rear of its lot and not visible from the street. The ranch and apartment houses are built in a way that maintains the common street wall and the scale of surrounding buildings. The Black Laboratory/Mathers Museum building presents the biggest intrusion into the integrity of the district however, contributing resources surround this building to the degree that the overall integrity of the district is not compromised by its presence.

A master plan created for Indiana University by the New York architects Dygert and Higgins in 1944, sited this district as a campus expansion area. Their report stated that "the heart of the new addition would be bounded by Seventh, Tenth, Woodlawn and Indiana streets." At that time, the oldest houses in the district were only thirty years old, the newest only five years old. Twenty years later, Indiana University began to acquire properties in this expansion area as they became available. Some of the buildings were demolished, others were converted for use as offices. Although the current administration has no immediate plans for this area, the 1944 master plan is still the guiding document. Much of the renovation has respected the interior and exterior of these houses and has helped preserve the district's historic character.

Owner occupied homes in the district are very well maintained. Some of the rental properties also enjoy good maintenance and interior integrity. Other rental properties, although intact on the exterior, have been altered on the inside with the addition of more units. The buildings of this district retain sufficient design elements to convey their significant architectural qualities. This overall integrity, along with the preservation of the limestone and brick retaining walls and brick street, ensure the district's ability to convey its feeling of time and place.

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Verbal Boundary Description

Beginning at the intersection of the east curbline of North Indiana Avenue and the north curbline of East Seventh Street, proceed east along the north curbline of East Seventh to the west curbline of North Woodlawn Avenue. Proceed north along the west curbline of North Woodlawn to the south curbline of East Ninth Street. Then proceed west along the south curbline of East Ninth to a point intersected by the west curbline of the alley west of North Woodlawn. Cross East Ninth Street and proceed north along the west curbline of said alley to a point intersected by the north property line of 501 North Park Avenue. Proceed west along said line to the west curbline of North Park. Then proceed north along the west curbline of North Park to the south curbline of East Tenth Street. Proceed west to the east curbline of the alley west of North Fess Avenue. Then proceed south along the east curbline of said alley to a point intersected by the north property line of 512-514 North Indiana. Proceed west along said line to the east curbline of North Indiana. Then proceed south along the east curbline of North Indiana to the point of beginning.

Boundary Justification

The University Courts Historic District comprises the First, Second and Third University Courts Additions, a nine square block area, with the exception of six lots in the northwest corner and most of the block in the northeast corner of the district. Five of the six lots in the northwest corner were not developed until after the period of significance. A circa 1915 Craftsman style duplex was recently demolished at 512-514 North Indiana necessitating a change in the district boundaries to just north of the property at 503 North Indiana. The block in the northeast corner is the site of three large student dormitory buildings. Although these student residences were built within the period of significance in a compatible style and in compatible building materials, the quadrangle that they form faces away from the district and towards the Indiana University campus to the east. Their placement orients them away from the district and their scale and resource type is not compatible with the district.

The Indiana University campus surrounds the district to the east and south. The proposed North Indiana Avenue Historic District abuts the district to the west. It was developed earlier than the University Courts Additions, the overall character is different and a major thoroughfare, North Indiana Avenue, provides a significant boundary. East Tenth Street provides a similar boundary on the north and separates the district from an apartment building and houses that display a different character from those in the district.

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Owner Information

<u>Owner name & address</u>	<u>Parcel #</u>	<u>Property Address</u>
Aliki Barnstone c/o Dell Hales 118 East Seventh Street Bloomington IN 47408	013 1st UC, Lot 24 p. 255	519 North Fess
Eric J. & Wendy Bennett 4519 Park Lane Court Terre Haute IN 47303	013 3rd UC, Lot 9 p. 259	804 East 8th
Bryan Rental Inc. 1210 East University Street Bloomington IN 47401	013 2nd UC, Lot 27 p. 258	525-527 North Park
Roy & Barbara Campbell 4353 Centennial Drive Bloomington IN 47404	013 3rd UC, Lot 10 p. 259	302 East 8th
Central District of the Evangelical Lutheran Synod of Missouri c/o University Lutheran 607 East Seventh Street Bloomington IN 47408	013 1st UC, Lots 1,2,3 p. 253	607 East 8th
Cassandra McCrory Cole & Jeannine Butler 514 North Fess North Fess Bloomington IN 47408	013 1st UC, Lot 23 p. 258	514 North Fess
George DeKalb 502 North Indiana Avenue Bloomington IN 47408	013 1st UC, Lot 15 p. 255	502 North Indiana
Charles W., Louise B., Allen W., & Susan P. Dunn 923 North College Avenue Bloomington IN 47404	013 2nd UC, p. 257	421 North Park

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Terry L. Elkins 502 South Washington Street Bloomington IN 47401	013 1st and 2nd UC pp. 255 and 257	503 North Fess 400-422 North Fess
Daisy E. Garton 2920 East Tenth Street Bloomington IN 47408	013 2nd UC p. 256	309-311 North Park
Golfing Creek Partnership 712 South Raven Crest Ave Bloomington IN 47401	013 1st UC p. 253	315-317 North Fess
L. Stanley & Mildred Hamilton 516 North Fess Bloomington IN 47408	013 1st UC, Lot 24 p. 258	516 North Fess
Inez G. Harlos & Abbie Shepherd P.O. Box 1331 Bloomington IN 47402	013 1st UC, Lot 27 p. 255	509-513 North Fess
Indiana University Campus Christian Ministry, Inc. c/o Student Christian Youth Fellowship 707 East Eighth Street Bloomington IN 47408	013 2nd UC, Lots 12, 13 p. 257	707 and 713 East 8th
Indiana University Foundation P.O. Box 500 Bloomington IN 47402	013 3rd UC, Lot 6 p. 259	321 North Woodlawn
The North American Islamic Trust, Inc. c/o Islamic Students Center 809 East Eighth Street Bloomington IN 47408	013 3rd UC p. 260	809 East 8th
Alice Reid Jwaideh 1019 East First Street Bloomington IN 47401	013 2nd UC p. 257	710-712 East 9th 415 North Park

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Kappa Alpha Theta Beta Chapter House Corp. c/o President 441 North Woodlawn Bloomington IN 47406	013 3rd UC p. 260	441 North Woodlawn
Hall & Madge M. King 702 East Tenth Street Bloomington IN 47408	013 2nd UC p. 258	702 East Tenth
Merrill Davis Kissick 6106 River View Drive Indianapolis IN 46208	013 3rd UC, Lot 8 p. 259	812 East 8th
Karl & Rose Krakowitz 2212 Queens Way Bloomington IN 47401	013 2nd UC p. 256	719 East 7th
Lambda Corp. c/o Sigma Chi President 601 East Seventh Street Bloomington IN 47408	013 1st UC p. 253	601 East 7th
Dorothy L. Long 3940 East Saratoga Drive Bloomington IN 47401	013 1st UC, Lot 26 p. 255	515 North Fess
Ward Patterson 3649 East Morningside Drive Bloomington IN 47401	013 3rd UC, Lot 7 p. 259	816-820 East 8th
Abraham & Nina Grossbaum 1037 Golf Lane Indianapolis, IN 46260	013 1st UC, Lot 30 p.255	607 East 9th
Jimmy Lewis Ross 506 North Indiana Bloomington IN 47408	013 1st UC, Lot 16 p. 255	506 North Indiana
Phillip F. & Bonnie Blakely Sperry 1303 Matlock Road Bloomington IN 47401	013 1st UC, Lots 23, 25, 28, p. 255	505, 517, and 521 North Fess
William Mode Taylor 7970 East 500 South Zionsville IN 46077	013 2nd UC p. 257	714 East 9th

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Margaret O'Neal Toney 704 East Tenth Street Bloomington IN 47406	013 2nd UC p. 258	704 East 10th
Stephanie L. Topolpus, etal. c/o Morris H. Erickson 712 South Raven Crest Ave Bloomington IN 47401	013 1st UC p. 253	622-624 East 8th
Trustees of Indiana University Office of the President Bryan Hall 200 Bloomington IN 47405	013 1st UC, Lots 2-14, 18, 31-36, pp. 254-5	Glen Black Lab, Mathers Museum, 422 North Indiana
	2nd UC, Lots 1-4, 7- 11, 14, 15, 19-22, 25, 28-34, 37, p. 256	703-715 East 7th, 701, 712, and 715- 717 East 8th, 405- 409 North Park, 406, 504-512 and 520 North Fess, 501-521 North Park
	3rd UC, Lots 1-5, 11, 12, 14-16, Collins block, pp. 259-261	801-815 East 7th, 310-312, 402 and 410 North Park 603, 815 and 825 East 8th, 309 North Woodlawn, 801 and 809 East 9th
Cheryl Underwood, etal. 506 North Washington St. Bloomington IN 47408	013 2nd UC, Lot 6 p. 256	718-720 East 8th

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(8-86)

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 12 Page 1

University Courts Historic District

Letters of objection to listing received

Sara, Tess, Alexandria Topolgus
Stephen Topolgus
Terry Elkins
Jan Elkins
Barry Elkins
Terre Elkins
Rose Krakowitz
Karl Krakowitz
Dorothy Long
Wendy Bennett
Susan Dunn
Charles Dunn
Louise Dunn
Allen Dunn
Roy Campbell
Barbara Campbell
North American Islamic Trust
Indiana University Foundation
David Kamen, Bryan Rental
Abraham Grossbaum
Nina Grossbaum
William Mode Taylor
Lambda Corporation
Estate of Abbie Shepard

Total number of owners of private property	48
Total number of letter of objection received	26

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 1 University Courts Historic District

The following information is the same for all the photographs listed (unless noted otherwise):

University Courts Historic District

Bloomington, Indiana

Photographer: Cynthia Brubaker

Date of photograph: January 2, 1992

Location of original negative: Portfolio Design Inc., 222 North College Avenue, Suite 300, Bloomington, Indiana 47404, 812/334-2488

1. 601 and 607 East Seventh
Sigma Chi fraternity house and University Lutheran Church, photographer facing northeast
2. 703 East Seventh
Copy print from the 1922 Indiana University yearbook the "Arbutus"; original photograph probably taken by Charles Gilbert Shaw; 1922 "Arbutus" from the collection of the Monroe County Historical Museum; copy print by and negative with Portfolio Design Inc. as listed above
Individual building, photographer facing northeast
3. 705, 715 and 719 East Seventh
Individual buildings, photographer facing northeast
4. 801 and 809-815 East Seventh
Individual buildings and retaining wall, photographer facing northeast
5. 309 and 321 North Woodlawn and the rear of 816-820 East Eighth
Individual buildings, photographer facing northwest
6. 309, 315 and 325 East Eighth
Individual buildings, photographer facing northwest
7. 441 North Woodlawn and 421 North Park
Kappa Alpha Theta sorority and individual building, photographer facing southwest
8. 812, 804 and 802 East Eighth and 310-312 North Tenth
Individual buildings and Indiana University Memorial Union Building (outside the district) on the righthand side background, photographer facing southeast
9. 410 and 402 North Park and 803 and 809 East Eighth
Individual buildings and retaining wall, photographer facing northeast

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Section number Photographs Page 2 University Courts Historic District

10. 715-717 East Eighth and 405-407 North Park
Feltus Duplexes and retaining wall, photographer facing northwest

11. 718-720 East Eighth
Photographer - Patricia Leake
Date of photograph - March 1, 1992
Location of original negative - 718-720 East Eighth
Bowman Duplex, photographer facing south

12. 707 East Eighth
Copy print of circa 1930 photograph by Charles Gilbert Shaw, from the collection of the Monroe County Historical Museum; copy print by and negative with Portfolio Design Inc. as listed above
Ward Johnson house, contributing garage and retaining wall, photographer facing north

13. 406 North Fess and 701, 707 and 713 East Eighth
Individual buildings and retaining wall, photographer facing northeast

14. 315-317 North Fess and 622-624 East Eighth
Individual buildings and retaining wall, photographer facing southwest

15. 601 East Eighth
William Hammond Mathers Museum of World Culture and Glen A. Black Laboratory of Archaeology and retaining wall, photographer facing northeast

16. 502 and 422 North Indiana
Individual buildings and retaining wall, photographer facing northeast

17. 710-712 East Ninth, 422 and 408-420 North Fess
Individual buildings and retaining wall, photographer facing southeast

18. 510-512, 506-508 and 504 North Fess
Individual buildings and retaining wall, photographer facing east

19. 505, 509-513, 515 and 517 North Fess
Individual buildings, photographer facing southwest

20. 519 and 521 North Fess
Individual buildings, photographer facing northwest

21. 702 and 704 East Tenth
Individual buildings and retaining wall, photographer facing south

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**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 3 University Courts Historic District

22. 521 and 525-527 North Park

Individual buildings, retaining wall and buildings outside district,
photographer facing southwest

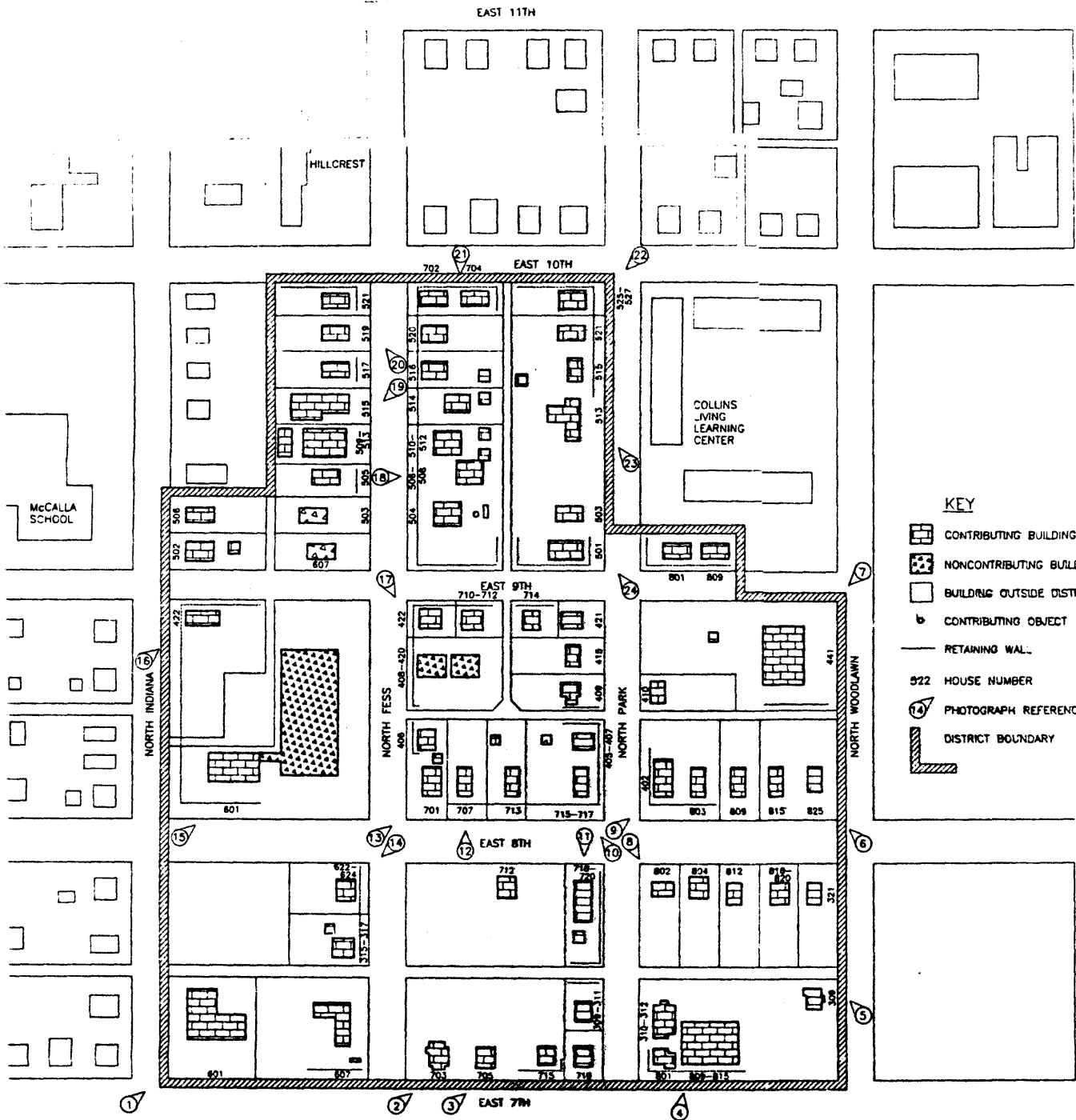
23. 513 and 515 North Park

Individual buildings, photographer facing northwest

24. 504 North Fess and 501 and 503 North Park

Copy print of circa 1930 photograph by Charles Gilbert Shaw, from the collection
of the Monroe County Historical Museum; copy print by and negative with
Portfolio Design Inc. as listed above

Individual buildings and retaining wall, photographer facing northwest



- KEY**
- CONTRIBUTING BUILDING
 - NONCONTRIBUTING BUILDING
 - BUILDING OUTSIDE DISTRICT
 - CONTRIBUTING OBJECT
 - RETAINING WALL
 - HOUSE NUMBER
 - PHOTOGRAPH REFERENCE
 - DISTRICT BOUNDARY

UNIVERSITY COURTS HISTORIC DISTRICT
BLOOMINGTON, INDIANA



PORTFOLIO
CITY

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: University Courts Historic District

MULTIPLE
NAME:

STATE & COUNTY: INDIANA, Monroe

DATE RECEIVED: 11/14/07 DATE OF PENDING LIST: 12/04/07
DATE OF 16TH DAY: 12/19/07 DATE OF 45TH DAY: 12/28/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07001308

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12-26-07 DATE

ABSTRACT/SUMMARY COMMENTS:

~~Entered in the~~
~~National Register~~

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE Historian

TELEPHONE _____

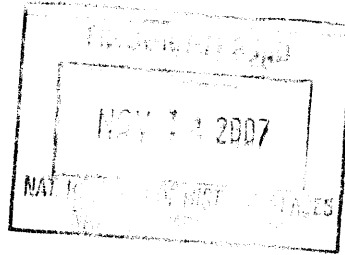
DATE 12-26-07

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

November 1, 2007

Dr. Janet Matthews
Keeper of the National Register
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, N.W.
Washington, D.C. 20005



Dear Dr. Matthews:

In July 1992 this office received a National Register application for the University Courts Historic District. The application was considered by the Indiana Historic Preservation Review Board in January 1993. That body nominated the property to the National Register, however it was submitted to your office for an official determination of eligibility due to owner objection.

More recently, property owners in the district in support of listing sensed a change in owner sentiment overall and began working with this office to have the district officially listed. With assistance and guidance from your staff (see attachment 1) the local neighborhood association obtained a list of current property owners (attachment 2) to whom my staff mailed individualized letters of notification (attachment 3). Per your guidance the letters clearly stated that original objections to the listing would be honored unless a notarized letter indicating change of mind was received. We accorded the property owners 75 days to respond. Additionally, the Old Northeast Downtown Neighborhood Association and the City of Bloomington Historic Preservation Commission sent letters to each property (attachment 4) owner supporting the listing.

During the response period two letters were received. One, from Marjorie Hudgins (attachment 5), expressed support as the owner of a property for which there previously had been an objection to listing. Lynn H. Coyne, Assistant Vice President for Real Estate & Economic Development for Indiana University requested postponement of the listing action (attachment 6). His concern has since been addressed through a personal meeting with a member of the DNR executive staff and the State Deputy SHPO. After the comment period had ended, we received a letter from the officers of the neighborhood association (attachment 7) and a letter of support from Monroe County Councilwoman, Jill Lesh (attachment 8).

The result of the mailing indicates overwhelming support for officially listing the district (attachment 9). Of the 32 property owners polled, 9 continue to object to listing while 23 support the listing. One of the 9 objectors, Indiana University Trustees, is a public owner. As a result of this polling and the strong indication of support, I am requesting that the district's official determination of eligibility for listing be changed to official listing in the National Register.

Sincerely,

Robert E. Carter, Jr.
State Historic Preservation Officer

cc: Jeannine Butler, Old Northeast Downtown Neighborhood Association
Lynn Coyne, Indiana University